

MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS

2019 NOV -4 AM 8:45

HHRC

TUESDAY, NOVEMBER 19, 2019, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Reverse Numerical Order,
According to Word

NO. A-8489 (28th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5794

Common Address: 2315-2345 W Greshaw Street

Applicant: Alderman Jason Ervin

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8490 (28th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5790

Common Address: 1017 S Claremont Ave and 1004-1044 S Oakley Blvd

Applicant: Alderman Jason Ervin

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8491 (28th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5790

Common Address: 800-928 S Claremont Ave, 801-929 S Claremont Ave and 806-930 S Oakley Blvd

Applicant: Alderman Jason Ervin

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8501 (9th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-7063

Common Address: 9401-9445 S State St; 2-24 E 95th Street

Applicant: Alderman Anthony Beale

Change Request: C1-1 Neighborhood Commercial District, B3-1 Community Shopping District and RS3 Residential Single Unit (Detached House) District to RS1 Residential Single-Unit (Detached House) District

NO. 20222-11 (50th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7963

Common Address: 6301-33 N Western Ave

Applicant: 6301 N Western Ave, LLC

Owner: 6301 N Western Ave, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

NO. 20201-T1(47th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7947

Common Address: 4304-08 N Western Ave

Applicant: Gerald Cayle

Owner: Angies Graup LLC – 4304 N Western Series

Attorney: Fred Agustin

Change Request: B3-1.5 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be redeveloped with a new, 3-story residential building containing 9 dwelling units. The height of the proposed building will be around 43'. There will also be on-site parking for 9 cars located at the rear of the property. Further, there will be a rooftop deck on the building, as well as an top of the garage located at the rear of the property.

NO. 20205 (47th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7940

Common Address: 3357-61 N Lincoln Ave

Applicant: STRS L3 AcQ3, LLC

Owner: STRS L3 AcQ3, LLC

Attorney: Edward Kus

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The use of the property on the ground floor will be a retail specialty beer store and tavern. The second floor is occupied by a salon. The existing building is 2-stories and contains under 11,000 SF. There is no parking on site.

NO. 20213 (47th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7939

Common Address: 3528 N Ashland Ave

Applicant: Areta Placek as tenant and Corine A. O'Hara as an owner of CorEtt

Owner: CorEtt 3528 Ashland

Attorney: Corine O'Hara

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: Existing two story building with three parking spaces in the rear. There is one residential dwelling unit on the second floor and one commercial space on the first floor. The residential unit on the second floor will not be altered at all. The commercial space is approximately 1,800 sf. There are 5 offices each of approximately 110 sf on the south side of the commercial space, and a utility room which has the furnace and utility sink. There is a common area on the east side of the commercial space which is approximately 20'X25' in dimension. On the north side of the commercial space, there are two restrooms, a conference room, an office, and a kitchenette with a refrigerator and a table. This physical structure will stay the same. No construction. Square footage to remain the same. Tenant seeks to use one of the office spaces for a personal services body art micro pigmentation business

NO. 20228 (47th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7969

Common Address: 3246-3360 N Campbell Ave; 2500-2546 W Melrose St;
3237-3429 N Rockwell St

Applicant: DePaul College Prep Foundation

Owner: DePaul College Prep Foundation

Attorney: DLA Piper

Change Request: RS2 Residential Single-Unit (Detached House) District to C1-1
Neighborhood Commercial District as well as C1-1 Neighborhood
Commercial and Institutional Planned Development 1184, to Institutional
Planned Development 1184 as amended

Purpose: The Applicant seeks an amendment to the PD to allow the consolidation
of Sub Areas A and B and to add new property to the PD in order to
facilitate the phased development of new campus facilities, including an
athletic turf field, gymnasium, and performing arts annex all to serve the,
school use. The proposed development will contain 0 dwelling units, a
minimum of 407 vehicular parking spaces and a maximum building height
of 42'

NO. 20207 (44th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7953

Common Address: 3526 N Halsted St

Applicant: Michael Raffety

Owner: See application for list of owners

Attorney: Law Office of Mark J Kupiec

Change Request: C1-3 Neighborhood Commercial District to C1-2 Neighborhood
Commercial District

Purpose: Four story mixed use building with a commercial unit on the ground floor
(approx. 900 sq.ft. of commercial space) and 3 dwelling units on the
upper floors; 3 parking spaces; 4 story, height: 45' 4"

NO. 20214-T1 (44th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7951

Common Address: 3346 N Lakewood Ave

Applicant: Allon Skidelsky

Owner: Allon Skidelsky

Attorney: Thomas Moore

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to RT4
Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant seeks to rezone the property in order to construct a
proposed 3-story single-family residence with basement, 37' 11" in height,
and new detached 2-car garage at the rear of the property abutting the
public alley. There are no planned commercial spaces.

NO. 20206 (43rd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7952

Common Address: 2347 N Cleveland

Applicant: Dasco Cleveland LLC

Owner: Dasco Cleveland LLC

Attorney: John George

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Upon rezoning, the proposed use of the property is a 3 story single family home of approx. 6,240 sq.ft. with an attached 3 car garage. The proposed height of the building will be approx. 39' 11"

NO. 20226 (42nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7967

Common Address: 233 E Ontario Street

Applicant: 233 E Ontario Hotel Propco LLC

Owner: 233 E Ontario Hotel Propco LLC

Attorney: Meg George

Change Request: DX-12 Downtown Mixed Use District to a Commercial Planned Development

Purpose: Applicant seeks to increase the FAR and must take an FAR bonus to do so. Accordingly, a planned development is required

NO. 20204 (41st WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7950

Common Address: 6547-49 N Northwest Hwy

Applicant: I/By, LLC

Owner: I/By, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: The Applicant is seeking to permit the establishment of a personal service use within one of the two retail/commercial units (together containing a total of approximately 1300 sq. ft. of retail space) in the existing non-conforming two-story, mixed-use building with one dwelling unit above grade. The FAR, height, and footprint of the existing building will remain without change. Onsite garage parking for two vehicles will continue to be provided at the rear of the subject site.

NO. 20198-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7944

Common Address: 4745 N Artesian Ave

Applicant: Eric Hoener

Owner: Eric Hoener

Attorney: Christopher Norback

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

Purpose: The building would remain three dwelling units and continue to have four parking spaces. The height of the building will be 33 feet 10 inches.

NO. 20218-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7959

Common Address: 5600 N Ashland Ave

Applicant: Miss Linnettee LLC

Owner: Miss Linnettee LLC

Attorney: Dean Maragos

Change Request: RS-3, Residential Single-Unit (Detached House) District to B1-2 Neighborhood Shopping District

Purpose: To seek a parking exemption to serve an existing daycare center by way of a transit served location. Will maintain one apartment and one residential parking space

NO. 20220-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7961

Common Address: 6203-09 N Ravenswood Ave; 1774 W Granville Ave

Applicant: Almirante, LLC

Owner: Almirante, LLC

Attorney: Thomas Moore

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District

Purpose: The applicant wishes to add 4 dwelling units to the unused basement-level of the existing 3-story, 12 dwelling unit building, 27'10 1/2" in height, for a total of 16 dwelling units. The reason for rezoning is to meet the Minimum Lot Area requirement for 16 units and to qualify to seek relief for on-site parking requirement. A new concrete access stair will be added at grade on the exterior of the north side of the building. The remainder of the building will remain with no other changes

NO. 20223 (40th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7961

Common Address: 6131 N Hamilton Ave

Applicant: Sohrab Samsami

Owner: Sohrab Samsami

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used as three residential dwelling units. No commercial is proposed. The building will maintain the existing height and two onsite parking.

NO. 20208 (38th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7954

Common Address: 5920-22 W Irving Park Road

Applicant: 5920-22 W Irving Park Road LLC

Owner: Jalal LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and build a new 3 story, mixed-use building with a commercial unit on the ground floor (approximately 1,245 square feet) and 8 dwelling units located both on the ground floor and upper floors; 8 parking spaces; proposed height: 36 feet 10 inches.

NO. 20217 (38th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7943

Common Address: 5812 W Montrose Ave

Applicant: Sandros Barber Shop, Inc.

Owner: Anna & Sandro Marnikovic

Attorney: John Sugrue

Change Request: RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To enable the personal service use (Barber Shop) approx. 1,450 sq.ft. with existing 2nd floor residential use with one dwelling unit; a 2 car garage; existing two story brick building with no exterior changes

NO. 20219-T1 (32nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7960

Common Address: 1405-1413 W Diversey Parkway

Applicant: 1409 W Diversey Corp

Owner: 1409 W Diversey Corp

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the designation and licensing of up to six (6) vacation rental and/or shared housing (i.e. AirBnB) units, within the existing non-conforming mixed-use (commercial-residential) building, at the subject site. The existing building presently consists of commercial-office space and ten (10) dwelling units, along with tenant amenity space - at grade level. The 2nd and 3rd Floors of the existing building currently contain a total of twenty-two (22) dwelling units - respectively, for a total of fifty-four (54) dwelling units at the site. There is, and always has been, NO off-street parking at the subject site. The proposal does NOT call for, nor does it require, any physical alteration to and/or expansion of the existing building. As well, the Applicant will NOT be adding any dwelling units to the existing building. Toward these ends, the existing building is, and will remain, masonry in construction and measures 33 feet-7 inches in height.

NO. 20199-T1 (31st WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7945

Common Address: 2900-2904 N Laramie Ave

Applicant: Chicago Title Land Trust #1111928

Owner: Chicago Title Land Trust #1111928

Attorney: Schain Banks Law

Change Request: RS-3, Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The purpose of the rezoning is to renovate the interior of the existing building to convert the existing 3 storefront commercial into 3 live/work units on the first floor. The building contains a total of 13 residential dwelling units, with proposed 3 live/work units and a 1 car detached garage. The height of the building and the exterior of the building will remain unchanged.

NO. 20200 (31st WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7946

Common Address: 5200 W Roscoe

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean Maragos

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

Purpose: The purpose of the rezoning is to have three first floor residential dwelling units and one dwelling unit on the 2nd floor with 4 off street parking spaces. There is no commercial space. The building is a 2 story brick building 26 feet in height. A two story brick frame coach house will be removed

NO. 20221-T1 (29th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7962

Common Address: 6632-58 W North Ave

Applicant: Five Thirty One Partners LLC

Owner: North Columbian LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks to rezone the property in order to construct a proposed 4-story, 59 residential dwelling unit building with roof deck, 90 interior parking stalls and 46 interior bike stalls.

NO. 20202-T1 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7948

Common Address: 2423-25 W Warren Boulevard

Applicant: Gibbons Construction LLC

Owner: Gibbons Construction LLC

Attorney: Thomas Moore

Change Request: M1-1 Limited Manufacturing/ Business Park District and RM-5 Residential Multi Unit District to RM5 Residential Multi-Unit District

Purpose: The applicant wishes to construct a 4 ½ -story, 8 dwelling unit building, 47.0' in height, with 8 parking stalls (4 interior spaces, 4 uncovered exterior spaces) accessed from the public alley at the rear of the property. There are no planned commercial spaces at the subject property.

NO. 20203-T1 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7948

Common Address: 1801-09 W Grand Ave

Applicant: Planrise, LLC

Owner: Salina E Vest

Attorney: Daniel Lauer

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a 4-Story, twenty (20) dwelling unit building with a large commercial space on the first level. The commercial space is approximately 1,516 square feet. There will be a total of twenty (20) parking spaces located on the first level (rear). The footprint of the Building shall be approximately 87 feet by 94 feet in size, the Building height shall be 50 feet high, as defined by City Code.

NO. 20225 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7966

Common Address: 200-18 N Aberdeen; 1100-08 W Lake St; 213-33 N May St;
1111-25 W Fulton St

Applicant: LG Development LLC

Owner: Arthur Harris & Co.; McCafferty Interests

Attorney: Michael Ezgur

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant seeks to rezone the Property to DX-5 and purchase a F.A.R. bonus of 3.1 for a total F.A.R. of 8.1 in a Planned Development. The portion of the Property that includes the buildings located at 1115 West Fulton will remain, and the portion of the Property south thereof, upon which the Applicant proposes to construct a new mixed-use development, consists of three main components: 1) a 197 key hotel building; 2) an office building, and 3) the renovation of an existing 1-story building into commercial space, connecting the three buildings at the base, for a total of approximately 22,000 square feet of ground floor commercial space. The new mixed-use development will contain 53 automobile parking spaces, 50 bicycle parking spaces and three loading berths. The maximum building height will be 308 feet.

NO. 20227 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7968

Common Address: 1357 N Elston Ave

Applicant: 1357 Property Owner LLC

Owner: 1357 Property Owner LLC

Attorney: DLA Piper

Change Request: M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District to a Waterway Planned Development

Purpose: To allow for a commercial development containing office, eating and drinking establishments, venue space and other commercial uses, 17 parking spaces and accessory and incidental uses

NO. 20229 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7970

Common Address: 1132-57 W Lake St/ 146-208 N May St (even only) 1132-40 W Randolph St (even only) 169-209 N Racine Ave (odd only)

Applicant: LG Development Group

Owner: Lake Street Corporation; Randnob Holdings; Litani Holdings LLC

Attorney: Michael Ezgur

Change Request: C1-1 Neighborhood Commercial District, C1-2 Neighborhood Commercial District, and C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant proposes to construct a new, mixed-use development consisting of two main components: 1) an office building on the north side of Lake Street between May Street and Aberdeen Street with approximately 12,000 square feet of ground floor commercial space, 83 automobile parking spaces, 50 bicycle parking spaces, 3 loading berths, and a maximum building height of 161 feet; and 2) a residential development on the south side of Lake Street between Racine Avenue and May Street, with a portion extending south to Randolph Street, and consisting of two structures rising from a common base, with the eastern portion containing 295 residential units and the western portion containing 189 residential units. The common base will contain approximately 35,000 square feet of commercial space, 269 automobile parking spaces, 300 bicycle parking spaces, four loading berths, and a maximum building height of 262 feet.

NO. 20231 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7972

Common Address: 723-741 W Randolph; 101-133 N Halsted St; 724-740 W Washington

Applicant: Randolph Halsted LLC

Owner: Please see application for list of owners

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed Use District to DX-7 Downtown Mixed-Use District as well as DX-7 Downtown Mixed-Use District and Residential Business Planned Development No. 1230 to Residential Business Planned Development No. 1230, as amended

Purpose: To permit the construction of a 58-story building with 370 residential units, 240 hotel rooms and 50 parking spaces and an 18-story building with ground floor commercial/retail and office above, together with accessory and incidental uses.

NO. 20209 (26th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7955

Common Address: 3500 W Hirsch Street

Applicant: Azure Rentals LLC

Owner: Azure Rentals LLC

Attorney: Thomas Moore

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

Purpose: The applicant wishes to rezone the property in order to convert the vacant ground floor space to a proposed dwelling unit in the existing 3-story, 2 dwelling unit building (3500 West Hirsch Street), 34' in height for a new total of 3 dwelling units. The existing 2-story single-family residence (3502 West Hirsch Street), 26' in height, and existing 3-story, 3 dwelling unit building (1410 North St. Louis Avenue), 34' in height, will remain with no changes for a new total of 7 dwelling units on the property. There is no planned commercial space at the property and no on-site parking.

NO. 20216 (25th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7942

Common Address: 1848-58 S Racine Ave; 1200-1210 W 19th St

Applicant: TRP Racine 1850, LLC

Owner: TRP Racine 1850, LLC

Attorney: Steven Friedland

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant proposes to develop a new 5 story building with 37 dwelling units and 31 parking spaces. There will be no commercial space in the building. The building height will not exceed 58 feet.

NO. 20230 (22nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7971

Common Address: 4930-5004 W 44th St

Applicant: Academy for Global Citizenship

Owner: Academy for Global Citizenship

Attorney: Amy Degan

Change Request: RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: A school building and supporting campus that will include seasonal and learning gardens, orchards, greenhouse and 'farm' areas, composting, barn and livestock areas, bee keeping and produce sales (350 sf) . 8dwelling units. 23parkin g space.32'li'school building.

NO. 20211 (20th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7957

Common Address: 5255-57 S Aberdeen Street

Applicant: Javier Salazar

Owner: Javier Salazar

Attorney: Gordon & Pikorski

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes to convert the existing 3 residential dwelling units and ground floor commercial space into 4 residential dwelling units in the existing building. The height of the building and provided parking will remain unaltered. No commercial space will be provided.

NO. 20232 (18th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7973

Common Address: 4000 W 87th St

Applicant: KNZ Auto Repair, Inc.

Owner: Tom's Cabinets, Inc.

Attorney: Sana'a Hussien

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: To sell vehicles on the lot in order to obtain a city business license

NO. 20224-T1 (11th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7965

Common Address: 500 W 32nd St

Applicant: Catherine Ricobeni

Owner: Catherine Ricobeni

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

Purpose: Applicant seeks to reestablish the historical general restaurant use with accessory liquor of the ground floor and maintain the existing six residential dwelling units of the existing three story building

NO. 20215 (3rd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7941

Common Address: 4507-09 S Indiana

Applicant: Kandy Cobbs

Owner: First Secure Bank ad Trust Co. d//k/a Family Bank and Trust

Attorney: Borry Ash

Change Request: RM5 Residential Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: Proposed use would be to rent retail spaces; 4 units; no parking; (2) story building. Two commercial spaces sq.ft. 4,500 total. No exterior changes to existing building

NO. 20212 (2nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7958

Common Address: 1661-67 N Milwaukee Ave

Applicant: MRR 1665 N Milwaukee, LLC

Owner: MRR 1665 N Milwaukee, LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District and B3-5 Community Shopping District to B3-3 Community Shopping District

Purpose: The subject property consists of a one-story vacant commercial building and a vacant lot that measures 4,829 square feet. The Applicant proposes to rezone the property to redevelop the property into a one-story restaurant with an addition that has a seasonal retractable roof for a total of 9,402 square feet. There will be no residential use. The proposed height will be 23.00 feet. No automobile parking, bicycle parking, or loading currently exists, is required, or will be provided

NO. 20210-T1 (1st WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7956

Common Address: 1820-30 W Grand Ave

Applicant: 1830 W Grand LLC

Owner: 1830 W Grand LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

Purpose: The property is currently improved with a two-story commercial building containing 15,829 square feet of commercial space and seven parking spaces. No additions are proposed to the existing building. The Applicant proposes to rezone the property to allow a daycare use of 6,300 square feet on the ground floor of the existing building, which is otherwise limited under the current M1-2 zoning to 4,500 square feet. The seven parking spaces will remain on the property and no additional parking will be provided per the City of Chicago's Department of Planning and Development's parking determination letter. The Applicant will secure a designated curb-side drop-off zone for three vehicles for the daycare and will also provide four bicycle parking spaces. The existing height of the building 29'-8" will remain